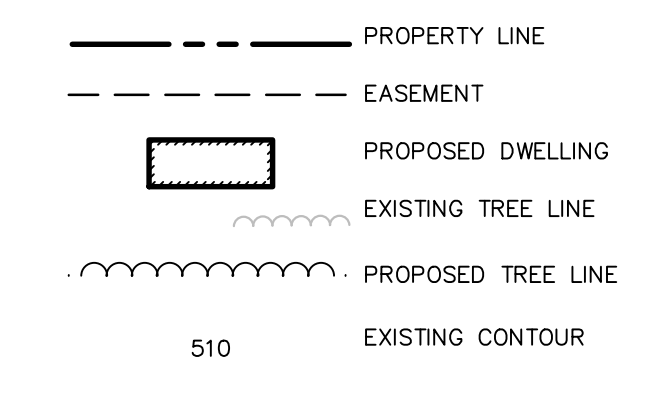


GENERAL NOTES:

- RECORD OWNER: CODY, INC. c/o YITCHOK TYRNAUER P. BOX 255 MONROE, NY 10950
- TAX MAP NUMBER: 225-1-45.1 - 7.9 AC. (V. WOODBURY) 225-1-45.2, 4.9 AC. (V. WOODBURY) 2-1-22.1, 1.1 AC. (T. MONROE) 2-1-22.2, 4.6 AC. (T. MONROE) 2-1-7.21, 1.8 AC. (T. MONROE)
- DEED REFERENCE: 225-1-45.1 LIBER-3991 PAGE-186 225-1-45.2 LIBER-3991 PAGE-186 2-1-27 LIBER-3991 PAGE-186 2-1-22.2 LIBER-3991 PAGE-186 2-1-7.21 LIBER-3991 PAGE-186
- AREA: 21.931 ACRES
- BASE MAP INFORMATION TAKEN FROM THE FOLLOWING SOURCES:
BOUNDARY DATA BASED ON: FM#9142, DATED OCTOBER 19, 1988, "INDIAN WOODS-TOWN OF WOODBURY, ORANGE COUNTY, NEW YORK" BY ZIMMERMAN ENGINEERING & SURVEYING, PLS.
"SANITARY SEWER PLAN PREPARED FOR CODY, INC., TOWN OF MONROE, ORANGE COUNTY, NEW YORK", DATED AUGUST 24, 2006, PREPARED BY AFR ENGINEERING AND LAND SURVEYING, P.C., MONROE, NEW YORK.
"CODY, INC. BOYS SCHOOL, TOWN OF WOODBURY, ORANGE COUNTY, NEW YORK", DATED MAY 23, 2000, PREPARED BY MJS ENGINEERING, PC, GOSHEN, NEW YORK.
"SEWAGE DISPOSAL SYSTEM DESIGN, CODY BOYS SCHOOL, COUNTY ROUTE 105, TOWN OF WOODBURY, ORANGE COUNTY, NEW YORK", DATED MAY 24, 1984, PREPARED BY TECTONIC ENGINEERING CONSULTANTS, P.C., HIGHLAND MILLS, NY.
TOPOGRAPHY PROVIDED BY: NYS GIS CLEARINGHOUSE, LIDAR DATA, GISNY.GOV



LEGEND

PARKING ANALYSIS

	# Classrooms	# Students	# Staff	Building Size (SF)
Existing Building #3	20	117	8	24,100
Expansion Building #3		117	5	0
TOTAL	20	234	16	24,100
Existing Building #4	5	68	7	3,900*
Mikva Building #4		100	14 (persons)	3,900*
Expansion Building #4	6	100	7	11,800
TOTAL	11	168	28	19,600

* SF taken from architectural plans; exterior building, not usable space.
 Parking Required: Village of Woodbury Code
 1/Classroom: 20 + 11 = 31 Spaces
 1/2 Students: 351 + 168 = 519/2 = 43.3 Say 44
 1/300 SF: 24,100 + 19,600 = 43,700/300 = 146 Spaces

Parking Provided:
 146 Spaces (with 3 H/C)
 8 Future
154 Total

Structure Use Chart:

Building	Current Use	Proposed Use
#1	Garage	Garage
#2	School	School
#3	Caretaker	Caretaker
#4	Mikva and Classrooms	Mikva, Classrooms & Offices
#5	School	School

WELL ANALYSIS

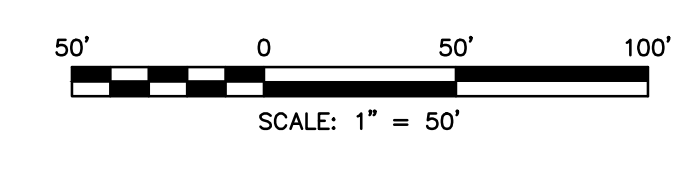
BUILDING	LOAD	PEAK	SAFE YIELD
BUILDING # 2	3000 GPD	8.6 GPM	26 GPM
BUILDING # 4	2352 GPD	6.5 GPM	11 GPM

ZONING AREA REQUIREMENTS FOR THE TOWN OF MONROE:

UR-M BULK REQUIREMENTS (W/CENTRAL SEWER)
 LOT AREA: 10,000 SF MIN.
 LOT WIDTH: 75' MIN.
 FRONT YARD: 30' MIN.
 SIDE YARD: 13' MIN.
 BOTH SIDE YARDS: 28' MIN.
 REAR YARD: 35' MIN.
 BUILDING HEIGHT: 35' MAX.
 BUILDING COVERAGE: 50%
 OFF-STREET PARKING:
 TO BE DETERMINED BY PLANNING BOARD

ZONING AREA REQUIREMENTS FOR THE VILLAGE OF WOODBURY:

ZONE: R-2A
 SCHOOL: 7 ACRES PLUS 1 ACRE PER 100 STUDENTS (168 STUDENTS = 2 AC.), 9 AC. REQUIRED
 HOUSE: 2 ACRES (REQUIRED)
 STORAGE BUILDING: NO REQUIREMENT
 TOTAL 13 ACRES REQUIRED..... 21.9 PROVIDED
 LOT AREA: 7 ACRE MIN. + 1 ACRE/100 STUDENTS
 LOT WIDTH: 300' MIN.
 FRONT YARD: 200' MIN.
 SIDE YARD: 200' MIN.
 BOTH SIDE YARDS: 400' MIN.
 REAR YARD: 200' MIN.
 BUILDING HEIGHT: 35' MAX.
 BUILDING COVERAGE: 20%



NO.	DATE	REVISION	BY	CK.
A	6/22/2021	SUBMITTED FOR PLANNING BOARD REVIEW	P.H.	M.S.

MICHAEL J. SANDOR PE
 NY PROFESSIONAL ENGINEER NO. 60445

DRAWN BY: P HUTTON
 DEPT. CK. M. SANDOR
 DEP. APPR.
 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

MJS ENGINEERING & LAND SURVEYING, PC
 261 Greenwich Ave
 Goshen, NY 10924
 845-291-8650
 Fax 845-291-8657

SHEET TITLE:
**BUILDING #4 ADDITION
 SITE PLAN**

JOB NAME:
CODY INC. BOYS SCHOOL
 VILLAGE OF WOODBURY, ORANGE COUNTY, NEW YORK

DATE:	REV. NO. A
6/22/2021	
JOB NO.	DWG. NO.
000107	C-1
SCALE:	SHEET 1 OF 1
1"=50'	